



DATE FILED 10.28.20
APPLICATION NUMBER 2020-722
For office use only

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION
OR CHANGE IN CONDITIONS
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- ☒ A change in zoning classification of the property hereinafter described; or
☐ A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 193-311-08 and 193-311-19

Address of property: 10809 and 11003 Independence Blvd, Matthews, NC 28105

Location of property:

Title to the property was acquired on (1) 3/25/2002 (2) 9/18/2018
and was recorded in the name of (1) Chaps Holdings LLC (2) The Leon Levine Foundation
whose mailing address is (1) 17008 Belle Isle Drive, Cornelius, NC 28031
(2) 6000 Fairview Road Ste 1, Charlotte, NC 28210

The deed is recorded in Book (1) 13416 & (2) 32979 and Page (1) 143 & (2) 358 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-12 Requested zoning classification: C-MF

List reason(s) why zoning should be changed (use separate sheet if necessary):

To allow development of the Site with a multi-family residential community.

Application number

2020-722

For office use only



Signature of property owner (must be original)

The Leon Levine Foundation

Print name of property owner

6000 Fairview Road Ste 1

Property owner's mailing address

Charlotte, NC 28210

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Moore & Van Allen (Attn: Keith MacVean)

Print name of agent

100 N Tryon Street, Ste 4600

Agent's mailing address

Charlotte, NC 28202

Agent's mailing address, continued

Agent's mailing address, continued

704.331.3531; keithmacvean@mvalaw.com

Agent's phone number/email address

Signature of property owner (must be original)

Chaps Holdings LLC Attn: Martha Hager

Print name of property owner

17008 Belle Isle Drive

Property owner's mailing address

Cornelius, NC 28031

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Petitioner other than owner (if any)

Two Capital Partners (Attn: Wes Taubel)

Print name of petitioner

One Buckhead Plaza

Petitioner's mailing address

3060 Peachtree Road NW, Ste 960

Petitioner's mailing address, continued

Atlanta, GA 30305

Petitioner's mailing address, continued

404.926.1538 ; wtaubel@twocapitalpartners.com

Petitioner's phone number/email address

List reason(s) why zoning should be changed (use separate sheet if necessary):

To allow development of the Site with a multi-family residential community.

Application number

2020-722

For office use only

Signature of property owner (must be original)

The Leon Levine Foundation

Print name of property owner

6000 Fairview Road Ste 1

Property owner's mailing address

Charlotte, NC 28210

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Moore & Van Allen (Attn: Keith MacVean)

Print name of agent

100 N Tryon Street, Ste 4600

Agent's mailing address

Charlotte, NC 28202

Agent's mailing address, continued

Agent's mailing address, continued

704.331.3531; keithmacvean@mvalaw.com

Agent's phone number/email address

Chaps Holdings LLC - Martha Hager

Signature of property owner (must be original)

Chaps Holdings LLC Attn: Martha Hager

Print name of property owner

17008 Belle Isle Drive

Property owner's mailing address

Cornelius, NC 28031

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Petitioner other than owner (if any)

Two Capital Partners (Attn: Wes Taubel)

Print name of petitioner

One Buckhead Plaza

Petitioner's mailing address

3060 Peachtree Road NW, Ste 960

Petitioner's mailing address, continued

Atlanta, GA 30305

Petitioner's mailing address, continued

404.926.1538 ; wtaubel@twocapitalpartners.com

Petitioner's phone number/email address

List reason(s) why zoning should be changed (use separate sheet if necessary):

To allow development of the Site with a multi-family residential community.

Application number

2020-722
For office use only

Signature of property owner (must be original)

The Leon Levine Foundation

Print name of property owner
6000 Fairview Road Ste 1

Property owner's mailing address
Charlotte, NC 28210

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address



Signature of agent (if any)

Moore & Van Allen (Attn: Keith MacVean)

Print name of agent
100 N Tryon Street, Ste 4600

Agent's mailing address
Charlotte, NC 28202

Agent's mailing address, continued

Agent's mailing address, continued

704.331.3531; keithmacvean@mvalaw.com

Agent's phone number/email address

Signature of property owner (must be original)

Martha Hager

Print name of property owner
17008 Belle Isle Drive

Property owner's mailing address
Cornelius, NC 20831

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address



Petitioner other than owner (if any)

Two Capital Partners (Attn: Wes Taubel)

Print name of petitioner
One Buckhead Plaza

Petitioner's mailing address
3060 Peachtree Road NW, Ste 960

Petitioner's mailing address, continued
Atlanta, GA 30305

Petitioner's mailing address, continued

404.926.1538 ; wtaubel@twocapitalpartners.com

Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

2020-722

For office use only

SEE ATTACHED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

SUMMARY OF THE REZONING PROCESS

APPLICANT: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office October 28, 2020

Town Board of Commissioners formally accepts application and sets Public Hearing date November 9, 2020

Notices sent via mail to affected/adjacent property owners on or before December 28, 2020

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning January 11, 2021

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request January 26, 2021

Town Board of Commissioners approves or denies application February 8, 2021

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

Signature of [Signature] 10/26/20
 Date
☒ Property Owner
☐ Agent for Property Owner
☐ Other (please identify) _____

Signature of _____ Date _____
☐ Property Owner
☐ Agent for Property Owner
☐ Other (please identify) _____

Signature of _____ Date _____
☐ Property Owner
☐ Agent for Property Owner
☐ Other (please identify) _____

SUMMARY OF THE REZONING PROCESS

APPLICANT: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office October 28, 2020

Town Board of Commissioners formally accepts application and sets Public Hearing date November 9, 2020

Notices sent via mail to affected/adjacent property owners on or before December 28, 2020

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning January 11, 2021

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request January 26, 2021

Town Board of Commissioners approves or denies application February 8, 2021

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

Chaps Holdings LLC - Martha Hager 10.23.2020
 Signature of ☒ Property Owner Date
☐ Agent for Property Owner
☐ Other (please identify) _____

Signature of _____ Date _____
☐ Property Owner
☐ Agent for Property Owner
☐ Other (please identify) _____

Signature of _____ Date _____
☐ Property Owner
☐ Agent for Property Owner
☐ Other (please identify) _____

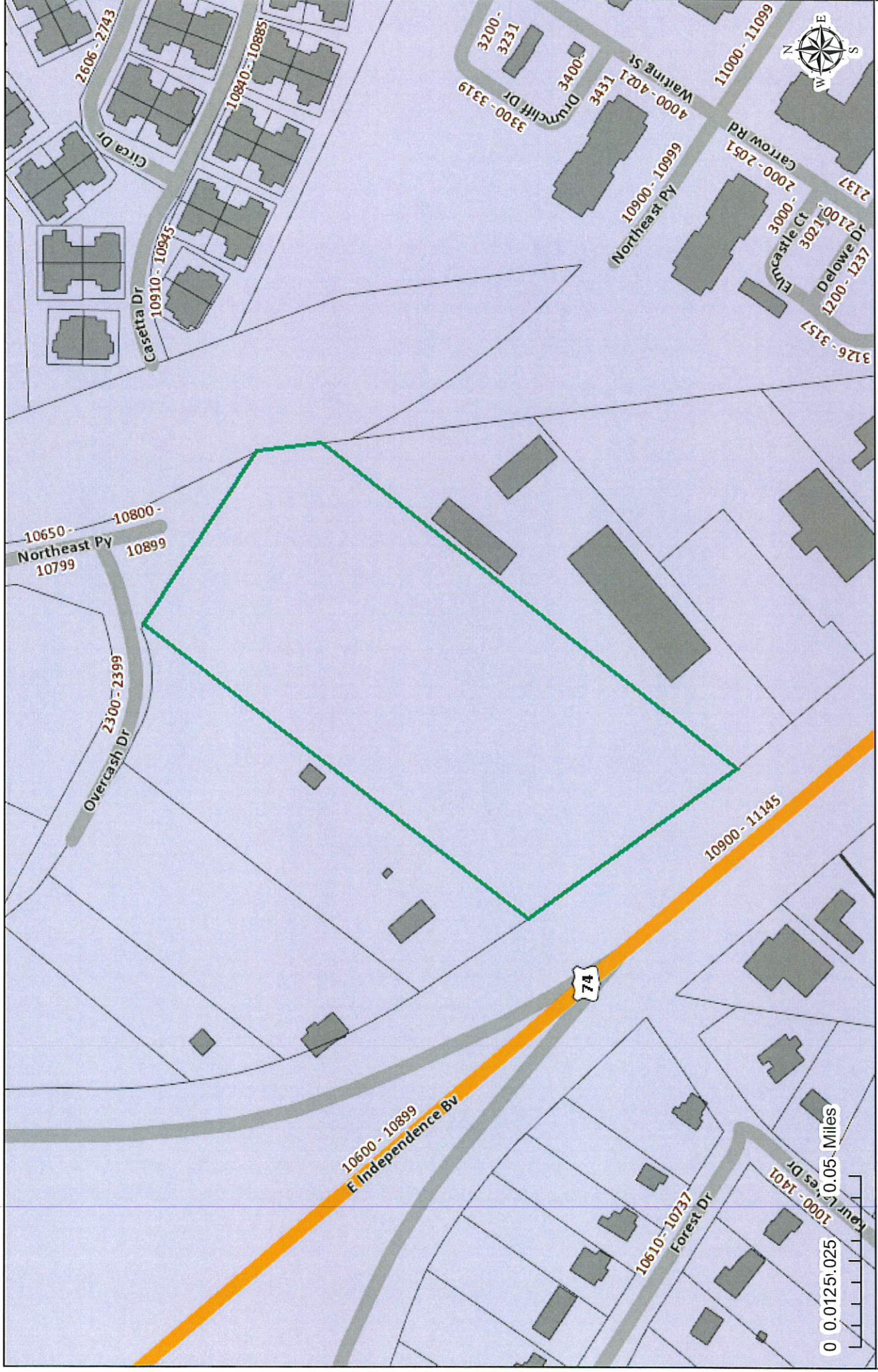
2020.722

Property Owners Subject to Notification (Adjacent, Across Roads, within 100')

PARCEL_ID	OWNER_NAME	MAILING_ADDRESS	CITY	STATE	ZIP_CODE
19328113	HOUSTON, ROSE AHMED, MARGARET	10731 FOUR LAKES DR MATTHEWS NC 28105	MATTHEWS	NC	28105
19328114	MERCHANT, MORGAN WILLIAMS, CARL T	10737 FOREST DR MATTHEWS NC 28105	MATTHEWS	NC	28105
19328201	FLOYD, GEROME FLOYD, GLORIA D	1400 FOUR LAKES DR MATTHEWS NC 28105	MATTHEWS	NC	28105
19328225	MEETING STREET PROPERTIES LLC,	PO BOX 714 BLOWING ROCK NC 28605	BLOWING ROCK	NC	28605
19328229	PROCARE PROPERTY SERVICES LLC,	1506 LAUREL HILL DR WAXHAW NC 28173	WAXHAW	NC	28173
19328240	MDC NC1 LP,	11995 EL CAMINO REAL SAN DIEGO CA 92130	SAN DIEGO	CA	92130
19331107	PATEL, DINESH B PATEL, KOMALBEN D PATEL, NAYANA D	9512 REID HALL LN MATTHEWS NC 28105	MATTHEWS	NC	28105
19331111	WILTON-BB MATTHEWS OWNER LLC,	12765 W FOREST HILL BLVD STE 1307 WELLINGTON FL 33414	WELLINGTON	FL	33414
19331123	10931 INDEPENDENCE BLVD LLC,	4614 WILGROVE-MINT HILL RD CHARLOTTE NC 28227	CHARLOTTE	NC	28227
19331183	JBOMMH LLC,	PO BOX 20636 CHARLESTON SC 29413	CHARLESTON	SC	29413

2020-722 Chaps Holding/Leon Levine Foundation

Date Printed: 10/28/2020 2:07:09 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.